

**Meeting Agenda
Bar Harbor Planning Board
Wednesday, July 7, 2021 at 4:00 PM
Council Chambers of the Municipal Building
93 Cottage Street**

I. CALL TO ORDER

II. ADOPTION OF THE AGENDA

III. EXCUSED ABSENCES

IV. PUBLIC COMMENT PERIOD

The Planning Board allows up to 15 minutes of public comment on any subject not on the agenda nor on a pending application before the board, with a maximum of 3 minutes per person.

V. APPROVAL OF MINUTES

- a. June 2, 2021**

VI. REGULAR BUSINESS

**a. Public Hearing/Compliance Review for PUD-2021-01 — Jones Marsh
Affordable Housing Development**

Project Location: Tax Map 212, Lot 43-1 off of State Route 3 and encompassing a total of 30 acres according to town tax records. The subject land is the Town Hill Residential and Town Hill Rural districts.

Applicant/Owner: Island Housing Trust

Application: The applicant proposes to subdivide a 30-acre property into nine lots (eight lots buildable for residential use and one lot reserved for open space). Six of the buildable lots would have single-family homes and two of the buildable lots would have two-family homes, for a total of ten dwelling units.

b. Public Hearing – Draft Warrant Article - LAND USE ORDINANCE

AMENDMENT - Signage. Shall an ordinance, dated June 2, 2021, and entitled “An amendment to create new, and amend existing, regulations regarding signage;” be enacted?

c. Public Hearing – Draft Warrant Article - LAND USE ORDINANCE

AMENDMENT – Short-Term Rentals. Shall an ordinance, dated June 2, 2021, and entitled “An amendment to regulate short-term rentals;” be enacted?

d. Public Hearing – Draft Warrant Article - LAND USE ORDINANCE

AMENDMENT - Solar Photovoltaic Systems. Shall an ordinance, dated June 2, 2021, and entitled “An amendment to allow solar photovoltaic systems as principal use;” be enacted?

- e. **Public Hearing – Draft Warrant Article - LAND USE ORDINANCE**
AMENDMENT - Bonus Dwelling Units. Shall an ordinance, dated June 2, 2021, and entitled “An amendment to allow bonus dwelling units;” be enacted?

- f. **Public Hearing – Draft Warrant Article - LAND USE ORDINANCE**
AMENDMENT - Nonconformity. Shall an ordinance, dated June 2, 2021, and entitled “An amendment to address an error of omission regarding nonconformity;” be enacted?

- g. **Public Hearing – Draft Warrant Article - LAND USE ORDINANCE**
AMENDMENT - Accessory Dwelling Units. Shall an ordinance, dated June 2, 2021, and entitled “An amendment to address an error of omission regarding accessory dwelling units;” be enacted?

- h. **Signing of Minor Subdivision Plan for MSD-2021-01 – Orchard Phippen Subdivision**
Project location: Bar Harbor Tax Map 227, Lot 046-004, 26 Orchard Road, Town Hill Rural district
Applicant/Owner: Alec and Hannah Phippen
Application: The applicant proposes to modify the existing right-of-way of the Orchard Ridge Subdivision recorded in the Hancock Registry of Deeds as Plan 37, File #47. The modification would change the perimeter of the applicant’s lot (Tax Map 227, Lot 046-004) at the cul-de-sac. The proposal does not increase the number of lots or expand the subdivision.

VII. OTHER BUSINESS

VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

IX. REVIEW OF PENDING PLANNING BOARD PROJECTS

X. ADJOURNMENT